

Note: The following case(s) is/are included in this ad.
Click on the process number or applicant's name to go directly to the ad.

Process No.	Applicant Name
<u>04-136</u>	<u>DIEGO PEREZ & ALBERT SOMEILLAN</u>
<u>04-201</u>	<u>JOSE MAIRENA</u>
<u>04-305</u>	<u>GENIUS PRE-SCHOOL ACADEMY</u>
<u>04-352</u>	<u>ESTELA O. CABRERA</u>
<u>04-389</u>	<u>FRANK & GEORGETTE BREIVOGEL</u>
<u>04-413</u>	<u>ANTONIO F. MAZZORANA</u>
<u>04-442</u>	<u>LUIS & MARIA PEREZ</u>

THE FOLLOWING HEARING WAS DEFERRED FROM 3/1/05 TO THIS DATE:

HEARING NO. 05-2-CZ10-4 (04-201)

15-54-40
Council Area 10
Comm. Dist. 10

APPLICANT: JOSE MAIRENA

- (1) RU-2 to RU-5A
- (2) Applicant is requesting to waive the zoning regulations requiring section lines to be 80' in width to permit 35' of dedication (40' required) on the east half of S.W. 87th Avenue (Galloway Road).
- (3) Applicant is requesting to permit an office building setback a minimum of 13.75' (25' required) from the rear (east), and a minimum of 7.75' (15' required) from the interior side (south) property lines.
- (4) Applicant is requesting to permit a landscape buffer varying from 0' to 2.7' (5' required) between dissimilar land uses along the interior side (north) property line.
- (5) Applicant is requesting to permit a 5' high chain link fence (5' high masonry wall required) along the interior side (north) and the rear (east) property lines.
- (6) Applicant is requesting to permit a fence with a height of 5' (2.5' maximum allowed) within the Safe Distance Triangle along the front (west) property line.
- (7) Applicant is requesting to permit a maximum lawn area of 93.6% (30% maximum permitted).
- (8) Applicant is requesting to 2 street trees (3 street trees required).
- (9) Applicant is requesting to permit 52 shrubs (70 shrubs required).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 - #9 may be considered under §33-311(A)(20) (Alternative Site Development Option for Semi-Professional Office Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Ibis Sanabria & Jose Mairena," as prepared by Filer & Hammond Architects, Inc., consisting of four sheets, dated May 17, 2004. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 2, Block 7, CORAL WAY VILLAGE, Plat book 47, Page 84.

LOCATION: 3611-13 S.W. 87 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 75' x 139'

RU-2 (Two Family Residential)
RU-5A (Semi-professional Offices)

THE FOLLOWING HEARING WAS DEFERRED FROM 4/5/05 TO THIS DATE:

HEARING NO. 05-4-CZ10-2 (04-352)

8-54-40
Council Area 10
Comm. Dist. 10

APPLICANT: ESTELA O. CABRERA

- (1) Applicant is requesting to permit an addition to a single-family residence setback 7' from the rear (north) property line (25' required).

OR IN THE ALTERNATIVE TO REQUEST #1:

- (2) UNUSUAL USE to permit a complex of buildings, to be used as a private residence.
- (3) Applicant is requesting to permit an accessory building to be spaced 6.33' from the principal building (10' required).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #1 & #3 may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Proposed Legalization & Addition," as prepared by Miguel Diaz-Perna, Architect and dated received 9/22/04 and consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 11, Block 58, CORAL PARK ESTATES, SECTION SIX, Plat book 70, Page 33.

LOCATION: 10041 S.W. 14 Terrace, Miami-Dade County, Florida.

SIZE OF PROPERTY: 75' x 100'

PRESENT ZONING: RU-1 (Single Family Residential)

APPLICANTS: DIEGO PEREZ & ALBERT SOMEILLAN

- (1) MODIFICATION of Condition #2 of Resolution CZAB10-39-99 passed and adopted by Community Zoning Appeals Board #10, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Public Hearing For Mr. Diego Perez' as prepared by De la Pezuela & Associates, Inc. dated and received 2/6/98."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Addition to Office Building' as prepared by Ramon L. Arronte, A.I. A. consisting of 5 sheets: Sheets A-1.1 – A-1.4 dated 7/21/03 and Sheet L-1.1 dated last revised 11/2/04.

The purpose of the request is to allow the applicant to submit plans showing an addition to an existing office building.

- (2) Applicant is requesting to permit a 4.7' wide landscape buffer (7' required) along the right-of-way.
- (3) Applicant is requesting to permit an addition to the office building setback a minimum of 10'11" (15' required) from the interior side (north) property line.
- (4) Applicant is requesting to permit 7 parking spaces (8 spaces required).

Upon a demonstration that the applicable standards have been satisfied, approval of request #1 may be considered under §33-311(A)(7) (Generalized Modification Standards) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing) and approval of requests #2 - #4 may be considered under §33-311(A)(20) (Alternative Site Development Option for Semi- professional Office Zoning District) or under §33-311(A)(4)(b)(non-use variance) or (c) (alternative non use variance).

The aforementioned plans are on file and may be examined in the zoning department. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 6 Block 3, BREEZVIEW MANORS, Plat book 62, Page 38.

LOCATION: 1525 S.W. 87 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 75' x 138.33'

PRESENT ZONING: RU-1 (Single Family Residential)

APPLICANT: GENIUS PRE-SCHOOL ACADEMY

- (1) UNUSUAL USE to permit a day care center.
- (2) Applicant is requesting to permit parking and drive-ways within 25' of the right-of-way (not permitted).
- (3) Applicant is requesting to permit 2 auto-stacking spaces (4 spaces required).
- (4) Applicant is requesting to permit a 4' high chain link fence (6' wall or fence required) between dissimilar land uses along the interior side (west) and the rear (north) property lines.
- (5) Applicant is requesting to permit a landscape buffer with a minimum width of 2' (5' width required) between dissimilar land uses along the interior side (west) and rear (north) property lines.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 - #5 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Proposed Pre-K Day-Care for July Vidal," as prepared by Rey Ragalado & Associates, consisting of two sheets and dated July 21, 2004. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 30, Block 79, WESTWOOD LAKE, 6TH ADDITION, Plat book 66, Page 73.

LOCATION: 11001 S.W. 56 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.26 Acre

PRESENT ZONING: RU-1 (Single Family Residential)

HEARING NO. 05-5-CZ10-3 (04-389)

11-54-40
Council Area 10
Comm. Dist. 6

APPLICANTS: FRANK & GEORGETTE BREIVOGEL

RU-3B to IU-1

SUBJECT PROPERTY: Lots 9-26, Block 3, and Lots 1-8 & Lots 25-32, Block 4, TAMIAMI CITY PLAT, Plat book 14, page 9.

LOCATION: Between S.W. 68 Court & S.W. 68 Avenue and both sides of S.W. 9 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.86 Acres

RU-3B (Bungalow Court)

IU-1 (Industry – Light)

HEARING NO. 05-5-CZ10-4 (04-413)

13-54-40
Council Area 10
Comm. Dist. 6

APPLICANT: ANTONIO F. MAZZORANA

- (1) Applicant is requesting to permit a covered terrace and trellis addition to a single-family residence setback a minimum of 13.5' (25' required) from the rear (south) property line.
- (2) Applicant is requesting to permit lot coverage of 36% (35% permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Mr. & Mrs. Tony Mazzorana," as prepared by Alberto Bernal, Architect, consisting of 4 sheets; Sheets A1 – A3 dated 8/31/04 and Sheet L1 dated 11/1/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 42, Block 2, CENTRAL MIAMI, PART ONE, Plat book 10, Page 75.

LOCATION: 5760 S.W. 34 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 50' x 130'

PRESENT ZONING: RU-1 (Single Family Residential)

HEARING NO. 05-5-CZ10-5 (04-442)

10-54-39
Council Area 10
Comm. Dist. 11

APPLICANTS: LUIS & MARIA PEREZ

Applicant is requesting to waive the zoning regulation prohibiting walls, fences and hedges from extending beyond the property lines, to permit a metal picket fence to encroach into a lake to the rear of the property.

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-use Variance).

A survey is on file and may be examined in the Zoning Department entitled "Final Survey Erica Gardens," as prepared by Miguel Espinosa Land Surveying, Inc. and dated 9/18/02.

SUBJECT PROPERTY: Lot 36, Block 2, ERICA GARDENS, Plat book 158, Page 93, and the east 15' of the north 50' of Tract "B" of ERICA GARDENS, Plat book 158, Page 93.

LOCATION: 1102 S.W. 144 Court, Miami-Dade County, Florida.

SIZE OF PROPERTY: 65' x 100'

PRESENT ZONING: RU-1Z (Single Family Zero Lot Line)